



Heathgate Close, Birstall, LE4



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£340,000



Key Features

- Three Bedrooms
- Detached Family Home
- Desirable Location With Views Over Green
- In Need of Modernisation
- South Facing Rear Garden
- Driveway, Garage & Useful Outbuildings
- EPC rating TBC
- Freehold





RARE TO THE MARKET! - Having been occupied by the same family since the late 1950's, fall in love with this traditional bay fronted three bedroom detached home offering incredible potential for extension and renovation and would ideally suit a growing family due to being within walking distance to local schooling. Situated on the popular gates development in Birstall, the well proportioned layout includes an entrance hallway, lounge through to the dining room and kitchen. Upstairs you will find three bedrooms, all with built in robes and a family bathroom. The plot offers ample parking, single garage and a south facing garden to the rear with useful outbuildings. Featuring gas central heating, the accommodation offers a wide range of attractive attributes desired by many prospective purchasers and an early viewing is therefore strongly recommended to avoid disappointment.

Ground Floor

An internal door opens into the welcoming entrance hall with stairs up to the first floor, carpet flooring and doors to the majority of the downstairs accommodation. The primary reception room enjoys an abundance of natural light provided by a half bay window to the front elevation, with open access through to the formal dining room. A door leads through to the kitchen fitted with a range of wall and base units with complementary work surfaces over and tiled splashbacks. Features include an inset sink and drainer and space for appliances.

First Floor

Moving upstairs you will find three practical bedrooms, two of which are comfortable doubles and all feature built in wardrobes. Completing the first floor is the family bathroom fitted with a three piece suite comprising a bath, pedestal wash hand basin and WC, with complementary tiling and dual aspect glazing.

There is also a built in cupboard housing the central heating boiler.

Outside

The property occupies a peaceful cul-de-sac position within the gates section of Birstall, with just a short walk to the local primary school. The plot firstly begins with a driveway leading to the garage, with gated access to the south facing rear garden, featuring a patio area adjacent to the accommodation ideal for outdoor sitting and entertaining. There is also two outbuildings, one of which houses a WC and the other provides useful storage.

Location

Birstall is ideally located approximately two miles north of Leicester city centre, offering excellent access to the city's professional quarters, shopping facilities, and mainline railway station—with direct trains to London St Pancras in just over an hour.

The village itself boasts a wide range of local amenities, including a variety of shops, a Parish Church, popular pubs and restaurants, and well-regarded local schools. Birstall also benefits from convenient access to the A46 Western Bypass, providing quick links to the M1 and M69 motorway networks, as well as the extensive shopping and leisure facilities at Fosse Retail Park.

Tenure & Council Tax

We understand the property to be freehold with vacant possession upon completion. Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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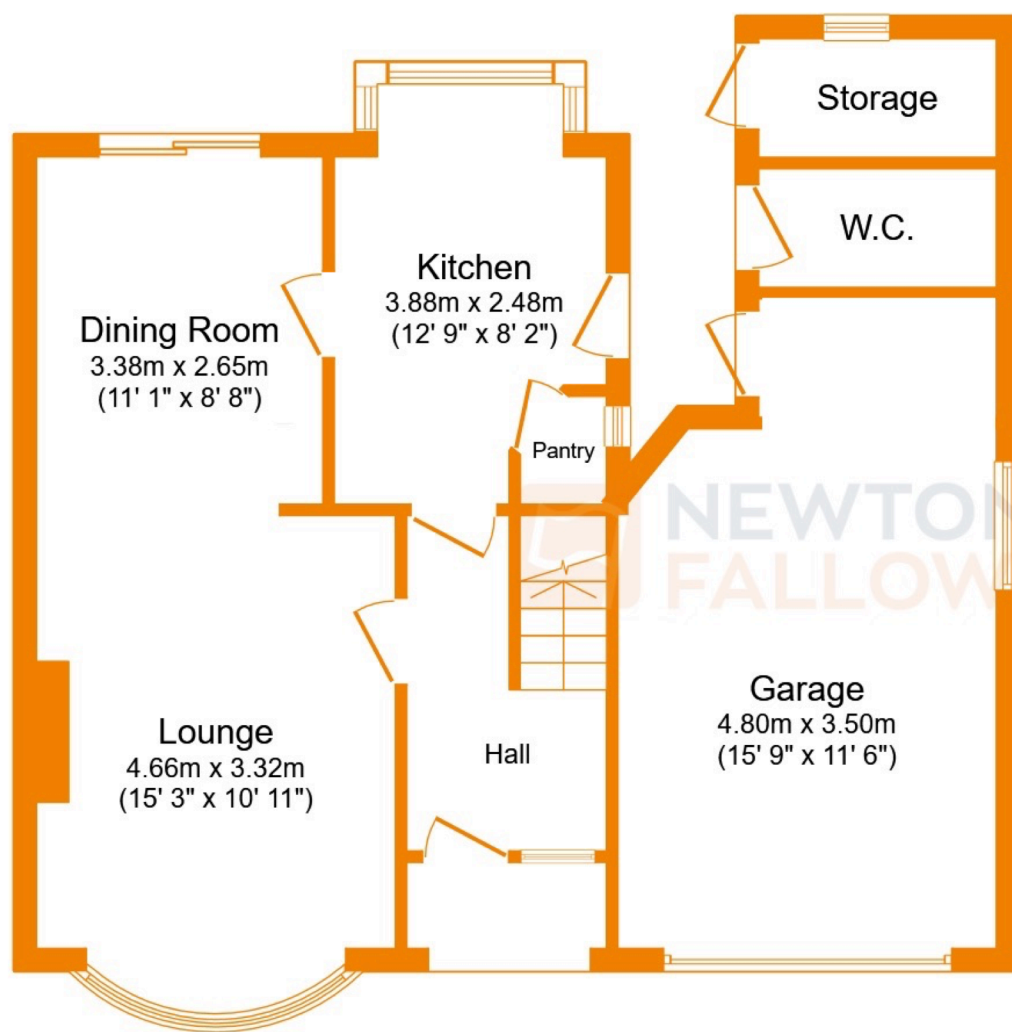
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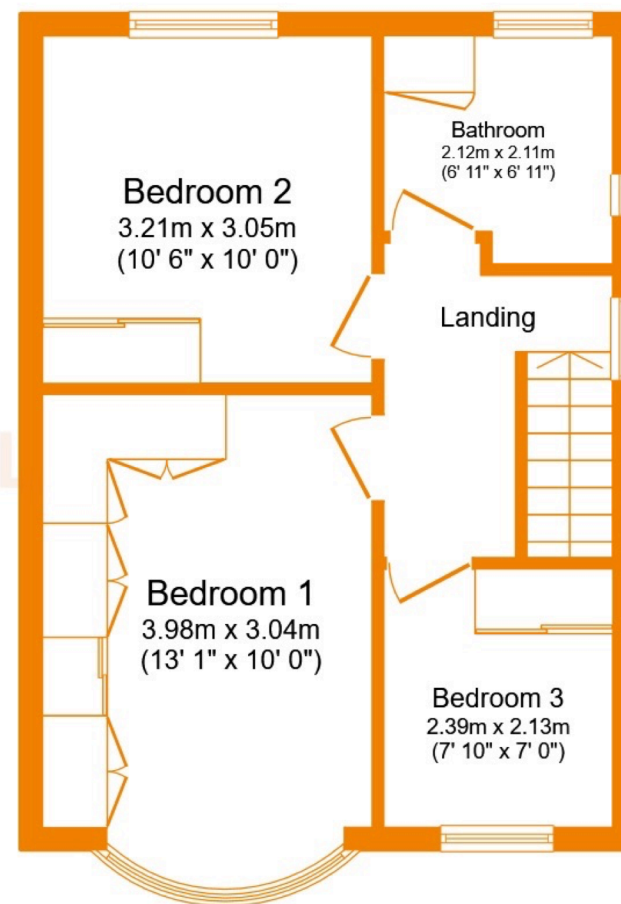
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Ground Floor



First Floor



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